



Asking Price £275,000

Oak Road, Melton Mowbray LE13 1BD





Oak Road, Melton Mowbray LE13 1BD

- Three-bedroom semi-detached home
 - Quiet and convenient Oak Road location
 - Driveway for 3 cars
 - Beautifully Maintained kitchen/breakfast room
 - Double doors opening onto the garden
 - Separate dining area with further garden access
 - Bright and spacious living room
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A beautifully presented three-bedroom semi-detached home, ideally situated on the popular and peaceful Oak Road in Melton Mowbray.

The property is set back from the road with a gravel driveway providing off-road parking for upto 3 cars with a gated side access leading through to the rear garden.

Upon entering, a useful porch provides a welcoming entrance to the home.

To the back right at the end of the hallway is the heart of the property.

A large, modern kitchen/breakfast room which has been exceptionally well maintained.

The generous layout provides plenty of room for a dining or seating area, making it a wonderfully sociable space for everyday family life.

Double doors open directly onto the garden, creating a bright, airy room with a lovely connection between the inside and outside.









To the left of the kitchen is a separate dining area, offering plenty of space for family meals and entertaining guests.

Further double windows and single door allow a generous amount of natural light into the room and provide another pleasant outlook towards the garden.

The dining area leads through towards the front of the property and into a spacious living room, with a large front-facing window allowing plenty of natural light into the room.

There is also a convenient downstairs WC.

The first floor provides three well-proportioned bedrooms, with two of the bedrooms benefiting from built-in storage, providing useful space for wardrobes.

The family bathroom is also located on this floor providing a bath with shower.

The rear garden without questions is one of the property's standout features.

Exceptionally generous in size, the garden offers an abundance of space and flexibility, with a large lawned area providing plenty of room for children to play, entertaining or just enjoying the space, with ample opportunities for seating areas.

At the far end of the garden is a separate summer house/workspace, offering a versatile additional space that could be used as a home office, gym or separate living space.

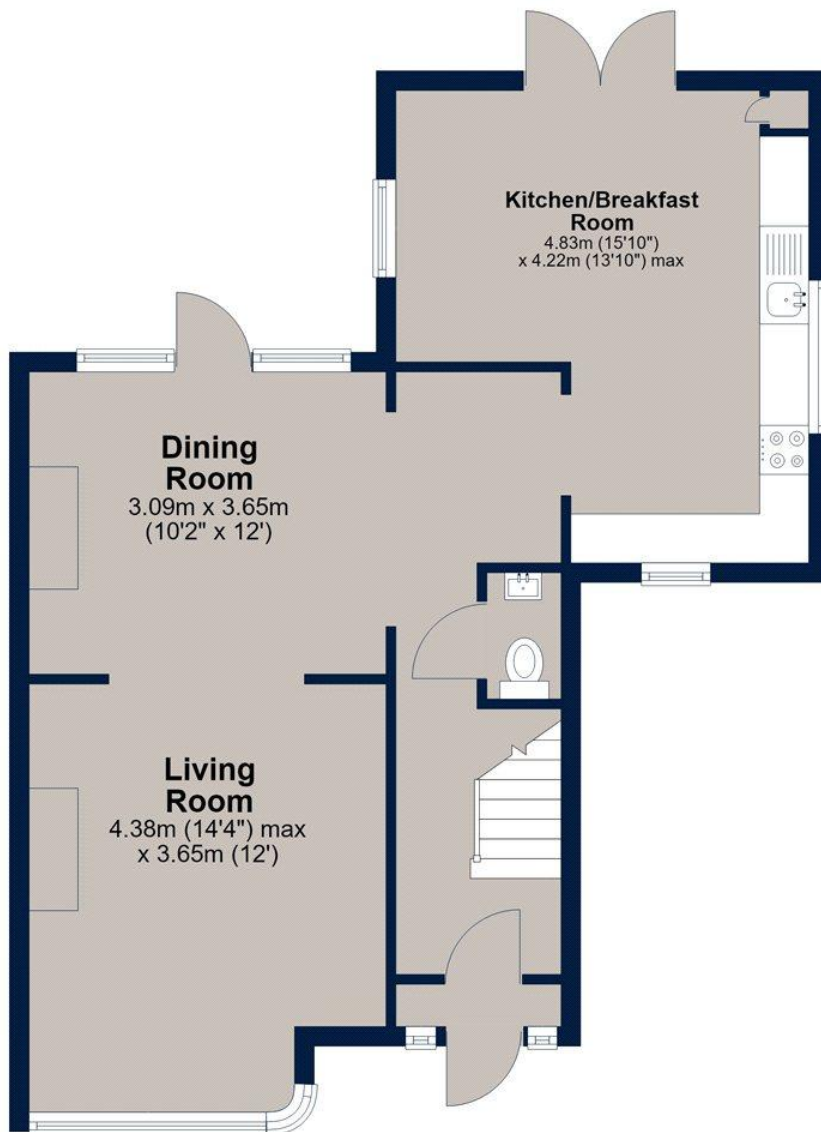
Oak Road is situated in a quiet residential setting, whilst benefiting from being a short walk from Melton Mowbray town centre.

Making it extremely convenient for access to local amenities, such as cafes, restaurants, shops, schools etc.



Ground Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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Key Information

Local Authority
Melton Borough Council

Council Tax
Band = B

Tenure
Freehold

EPC
Rating = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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